

## **SUB-CHAPTER 2.7**

### **OFFICE DISTRICT "O-3" REGULATIONS**

#### **SECTION**

- 14-2.701. Scope.
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- 14-2.706. Maximum lot coverage.
- 14-2.707. Height regulation.
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**14-2.701. Scope.** This district provides for office and professional and ancillary services. The intent is to permit lands adjacent to major collector or higher classified roads to be used for the provision of office related and professional services to the region. These uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent uses and existing systems. Developments within this zoning district are oriented toward transitional uses between zones of varying intensity.

**14-2.702. Uses Permitted.** Uses allowed in this district, except restaurants, shall only permit general retail sales as an ancillary component of the primary business operation.

- (1) Offices, financial, professional, medical, governmental and real estate.
- (2) Hotels, motels, and resorts.
- (3) Cultural activities.
- (4) Governmental utility applications.
- (5) Restaurants, indoor seating only, where on-site food and beverage consumption are the primary service. Drive through and out-door service are prohibited, except as allowed as a special exception.
- (6) On-premise signs, as regulated by Chapter 4 of Title 14, of the Alcoa Municipal Code.
- (7) Public and private parks, playgrounds and play fields and related buildings.

**14-2.703. Uses Permitted as Special Exceptions.** The following uses may be permitted on review by the Board of Zoning Appeals in accordance with provisions in Section 13-7-207 of the Tennessee Code Annotated. The following uses will be permitted only in those locations where it will have a minimal impact on traffic flows, adjacent development and existing systems.

- (1) Private child care facility.
- (2) Restaurants meeting criteria of 14-2.802(6), may request café or outdoor seating if it is ancillary to the primary indoor operation. Additional parking will be required at the same ratio as the indoor area, one space per 100 feet of gross building square footage.

**14-2.704. Area Regulations.**

- (1) **Front Yard.** The minimum set back point for all buildings shall be 30 feet from the front line.

(2) **Side Yard.** No building shall set closer than 20 feet at any point to the side lot line.

(3) **Rear Yard.** There shall be a rear yard for a main building of not less than 30 feet at every point.

**14-2.705. Buffer Strip.** Wherever a side or rear lot line abuts a residential or park zone, there shall be a 25 foot buffer strip designed to minimize the visual impact of the development allowed by this zone. The buffer strip may contain a combination of vegetative and/or structural materials designed to soften the transition from one zone to the next. The buffer strip may be included in the side or rear yard set back but parking is not allowed in the buffer strip.

**14-2.706. Maximum Lot Coverage.** The combined total of all floor area under roof shall not exceed 35 percent of the total lot area.

**14-2.707. Height Regulation.** No building shall exceed three stories, or 42 feet, in height.

**14-2.708. Parking.** All uses permitted in this zone, except restaurants, shall be required to provide one parking space per 250 square feet of gross building area. Restaurants permitted in this zone are required to provide one space per 100 square feet of gross building area. No parking area may be closer to a side or rear lot line than 10 feet, except as noted in 14-2.705 above.